



425613

# **Agenda**

## **INFORMATION MEETING SUBURBAN ESTATES WATER SERVICE**

**Thursday, June 7, 2001**

**7:00 PM**

**Willow Creek School**

- 1. INTRODUCTION**
- 2. STATEMENTS ABOUT TCE**
- 3. WHAT MUST WOODRIDGE DO TO SUPPLY  
WATER TO SUBURBAN ESTATES?**
- 4. HOW MUCH WILL WATER COST?**
- 5. HOW DO I OBTAIN LAKE MICHIGAN WATER?**
- 6. QUESTIONS**

# Board Direction to Staff

- Serve Suburban Estates with Lake Michigan Water
- Construct mains to serve all Suburban Estates homes
- Continue to require annexation for Village utilities
- Finance with Village funds
- Establish flexible terms to maximize Suburban Estates participation

# Meeting Purpose

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- Present details about Woodridge water service, including financing and timing
- Answer related questions
- Obtain Suburban Estate resident feedback

## **WHAT IS BEING SAID ABOUT TCE?**

1. **It could take years to dilute. That is why I am very anxious to obtain public water for these people.** *Stan Black, Illinois Environmental Protection Agency* (Source: Minutes of the Village of Lisle Special Board Meeting, April 21, 2001)
2. **TCE does not break down in the air, but it will evaporate and blow away. If the water concentrations are high enough, there can be a buildup in the air in a house and there is a potential for an inhalation exposure. That is why we have been suggesting that people use bathroom exhaust fans when bathing or showering.** *Stan Black, Illinois Environmental Protection Agency* (Source: Minutes of the Village of Lisle Special Board Meeting, April 21, 2001)
3. **TCE is a colorless liquid which is used as a solvent for cleaning metal parts. Drinking or breathing high levels of TCE may cause nervous system effects, liver and lung damage, abnormal heartbeat, coma and possibly death.** *Agency for Toxic Substances and Disease Registry (ATSDR)* (Source: ATSDR website – [www.atsdr.cdc.gov/tfacts19.html](http://www.atsdr.cdc.gov/tfacts19.html))
4. **Long-term exposure is a potential hazard. At 2 parts per billion (ppb), exposure over a lifetime (70 years) would put the risk at one in a million for cancer. But we do not know the science with absolute certainty. That is the estimate we have today, but it is not exact and may turn out to be something else. This is not something that people should be exposed to against their will.** *Stan Black, Illinois Environmental Protection Agency* (Source: Minutes of the Village of Lisle Special Board Meeting, April 21, 2001).
5. **Although volatile organic chemicals (VOC's) were detected in your water, exposure to this level would not be expected to cause adverse health effects. Based on these results, the Illinois Department of Public Health does not recommend any changes in your current water use patterns at this time. We recommend that your well water be tested quarterly for VOC's.** *Ken Runkle, Toxicology Section of the Illinois Department of Public Health* (Source: Sample letter sent to residents with levels of TCE below five parts per billion)

## **WHAT IS BEING SAID ABOUT TCE?**

6. **We cannot rely on any kind of natural cleansing process. We would like to see everyone in these areas on a public water supply, but we cannot force anyone to hook up to public water.** *Stan Black, Illinois Environmental Protection Agency* (Source: Minutes of the Village of Lisle Special Board Meeting, April 21, 2001)
7. **Some studies of people exposed over long periods to high levels of TCE in drinking water or in workplace air have found evidence of increased cancer. However, these results are inconclusive because the cancer could have been caused by other chemicals.** *Agency for Toxic Substances and Disease Registry* (Source: ATSDR website – [www.atsdr.cdc.gov/tfacts19.html](http://www.atsdr.cdc.gov/tfacts19.html))
8. **Carbon filtration systems can definitely reduce TCE contamination from higher levels to below the safe drinking water standard of five parts per billion. It has not yet been determined if this type of filtration system can take TCE levels initially measured below five parts per billion down to an undetectable amount.** *Audrey Jordan, Marah Water Systems, Inc.* (Telephone conversation with Woodridge Director of Public Works Phil Modaff, June 6, 2001).
9. **We do not have any clear evidence that TCE alone in drinking water can cause leukemia or any other type of cancer in humans. In studies with people, there are many factors that are not fully understood. More studies need to be done to establish the relationship between exposure to TCE and cancer.** *Public Health Statement published by the ATSDR.* (Source: provided by the IEPA to the Village of Woodridge on May 25, 2001)
10. **Toxicologists estimate that about half of the risk from TCE exposure is due to drinking. The major part of the other half is inhalation. There is small risk from skin contact. When showering or bathing, the exhaust should be on.** *Stan Black, Illinois Environmental Protection Agency* (Source: Minutes of the Village of Lisle Special Board Meeting, April 21, 2001)

## **WHAT IS BEING SAID ABOUT TCE?**

11. **The International Agency for Research on Cancer (IARC) has determined that TCE is not classifiable as to human carcinogenicity.** *Agency for Toxic Substances and Disease Registry (ATSDR)* (Source: ATSDR website – [www.atsdr.cdc.gov/tfacts19.html](http://www.atsdr.cdc.gov/tfacts19.html))
12. **No one would be comfortable saying that at some time in the future the wells would be safe to use again.** Stan Koperda, *Illinois Environmental Protection Agency* (Source: Minutes of the Village of Lisle Special Board Meeting, April 21, 2001)
13. **Based on the limited data in humans regarding TCE exposure and cancer, and evidence that high doses of TCE can cause cancer in animals, the International Agency for Research on Cancer (IARC) has determined that TCE is probably carcinogenic to humans.** *Public Health Statement published by the ATSDR.* (Source: provided by the IEPA to the Village of Woodridge on May 25, 2001)
14. **We are concerned about any levels of TCE. The Illinois EPA does not consider any exposure to TCE to be acceptable. All exposure should be eliminated by hooking up to public water.** Stan Black, *Illinois Environmental Protection Agency* (Source: Minutes of the Village of Lisle Special Board Meeting, April 21, 2001)
15. **TCE is a known carcinogen and mutagen. TCE exposure at various concentrations also causes eye irritation, nausea, dizziness, headache, tremors, confusion, skin inflammation, reduced reasoning ability, impaired short term memory, and possible death from respiratory or cardiac failure.** *Attorney General James E. Ryan and State's Attorney Joseph E. Birkett* (Source: Verified Complaint for Injunction and Civil Penalties, filed January 19, 2001, Circuit Court for Eighteenth Judicial District of DuPage County.)
16. **Given the uncertainty of the current condition of the area groundwater, if you have a private well and are not already using an alternate drinking water supply, we suggest that you begin doing so immediately.** *Rosemarie Cazeau, Chief Environmental Bureau, Assistant Illinois Attorney General* (Source: Sample letter dated March 26, 2001, to homeowner from the Office of the Attorney General of the State of Illinois.)

## **QUESTIONS FROM SUBURBAN ESTATES**

1. Is it possible to waive annexation by the Village of Woodridge, if Woodridge provides water?
  - a. *The past policy of the Village has been to require annexation to Woodridge, or an agreement to annex if property is not contiguous to the Village limits. In order to be equitable to past and future residents of the Village, the Village Board has given direction to staff to continue this policy. Therefore, annexation will be required in order to obtain Lake Michigan water from the Village of Woodridge.*
2. Can you be prepared to have copies of the Village of Woodridge annexation laws available at the meeting?
  - a. *Copies of the Village Code are available both at the Woodridge Library and at the Village's Website: [www.vil.woodridge.il.us](http://www.vil.woodridge.il.us) The on-line copy of the code book can be found on the web site under the "Village Government" heading, "Clerk – Municipal Code/Voting" sub-section, and "Village Code of the Village of Woodridge" section. You can search the Village Code book for the terms annexation, annexations, and annexed. While those terms appear collectively 19 times throughout the Village Code, the Code does not contain a specific section dedicated to the annexation of property. The authority for municipalities to annex property lies within the Municipal Statutes of the State of Illinois. *www.legis.state.il.us**
3. What will be the impact on our property values if our addresses are changed from Downers Grove to Woodridge? Can the Village arrange for realtors or appraisers to give us opinions? What effect on property values can we expect if we have Lake Michigan water instead of well water and or sewers?
  - a. *We are unable to predict with certainty what will happen to home values following annexation. To our knowledge, there is no formula for calculating the differences in home value between one community and another. You can feel free to consult an appraiser or realtor if you wish.*

*However, based on average home sales data we obtained, we do know that average single family home values in Woodridge increased 17 percent over the last four years. The average single family home value in Woodridge is \$214,280. It is expected that these values will continue to increase because new single family home construction throughout Woodridge is starting between \$300,000 and \$500,000. Also, Woodridge homes sell in an average of 24 days on the market.*

*We have also heard from the real estate community that homes in the Suburban Estates subdivision that have been selling in an average of 21 days in 1999, and 12 days in 2000, have been on the market longer this current year. One home currently for sale in the subdivision has been on the market 117 days and a second had an offer fall through because of the TCE issue, and was on the market for more than 61 days. This may be an indication that concerns water quality concerns may be impacting home sales.*

4. What restrictions/regulations does Woodridge have concerning parking campers, boats on trailers, or recreational vehicles on private property.
  - a. ***Woodridge does have regulations regarding the parking and storage of recreational vehicles on private property. A brochure summarizing the regulations is available either at tonight's meeting or from the Village Building & Zoning Department.***
5. Are there agreements between Woodridge and any of the surrounding communities that limit annexation rights by Woodridge or any of the surrounding communities?
  - a. ***Woodridge has Boundary Line Agreements with four of the seven communities that surround the Village. In the vicinity of the Suburban Estates subdivision, Woodridge has existing agreements with Naperville, Lisle, and Downers Grove. Generally, a Boundary Agreement defines reasonable, cost effective limits of municipal utility service territories. The Boundary Agreements with Naperville, Lisle and Downers Grove show the Suburban Estates subdivision on Woodridge's side of the boundary lines. Therefore, it is expected that the Village of Woodridge will serve the Suburban Estates subdivision with utilities in the future.***
6. Will sewers be brought into our neighborhood? And if so, will residents have to pay for them? What is the monthly sewer service fee?
  - a. ***The Village has no plans to install sanitary sewers in Suburban Estates. However, if residents requested that the Village do so, it is certainly something that could be accomplished. It is likely that residents would bear the cost for sewer construction in a similar manner as the water main. Woodridge residents currently pay \$1.98/1000 gallons for sewage treatment to DuPage County and \$.35/1000 gallons for sewage collection to the Village of Woodridge.***
7. Will the Village be installing sidewalks and street lights in our neighborhood once we become annexed?
  - a. ***The Village has no intention of installing sidewalks and street lights in this neighborhood, unless otherwise requested by the residents.***
8. What is the cost of garbage collection?
  - a. ***The Village operates a pay-per-bag program for garbage collection. Each 32-gallon container of garbage or yardwaste must be affixed with a sticker, which costs \$2.05.***
9. How soon would the Village be able to bring water main to our neighborhood?
  - a. ***We expect that the entire project, including engineering design, would take approximately six months.***



10. Are there grant monies available to help residents pay for the cost of the water main and/or hook-up?
- a. ***The County has a CDBG grant program to assist low-income families to improve their properties, which may include connection to a municipal water system.***
11. Can you estimate how much more money a household of 2 adults and 2 children would pay if Woodridge water is connected in a single family residence valued at \$200,000 for the following:
- Property taxes
  - Water use charges
  - Connection fee
  - Sump pump, miscellaneous plumbing changes required
  - Sewer hookup
  - Sidewalk installation

#### **Property Taxes**

***The property taxes for a resident of Woodridge for Village and Library taxes are approximately \$225 per \$100,000 of property value.***

*↳ Village + Library*

#### **Water Use Charges**

***The Village bills on a bi-monthly basis. An average bill for that period is \$70.00 per household (\$35.00 per month).***

#### **Connection Fees**

***Connection fees for the Village are regularly \$1,750. However, the Village is waiving that fee and only charging the cost to install the water meter, which is \$500. In addition, residents would be charged to install the water mains. The Village would install all the mains up to and including the Buffalo Box (Parkway Connection). The cost of the water main only is \$9,670. This amount can be financed over a 20 year period, if accepted in first year, for a monthly payment of \$66.52. The Village is offering assistance to those residents who cannot afford the connection cost of their home to the Buffalo Box. The Village will loan the resident up to \$3,250 to hook up their home and cap the existing well. If this additional amount is added to the original loan, the total amount financed would be \$12,920 and your monthly payment would be \$88.88 for 20 years, if accepted in the initial year.***

#### **Sump pump, miscellaneous plumbing changes required**

***There are several issues residents must evaluate in determining the costs of additional plumbing changes required to hook up to the water lines once installed. Some issues are where the septic field is located, whether you have a basement or a slab, and ease of installation of pipes. The Village estimates that an average homeowner would incur approximately \$3,250 in charges to connect their home to the water main and to cap the well.***

### **Sewer hookup**

**Please see the answer to Question #6.**

### **Sidewalk**

**Please see the answer to Question #7.**

12. How would the character of the Suburban Estates Subdivision be affected after installation of municipal water?
  - a. ***The municipal water system is an underground system that will not change the character of the neighborhood. The one noticeable feature will be the installation of fire hydrants for public safety purposes. As mentioned in Question #7, street lights and sidewalks would not be installed unless requested by the residents.***
13. After installation of municipal water, why do I need to cap my well?
  - a. ***The requirement to cap wells is to prevent contamination of the municipal water supply. If your well remained active, it is possible that well water could mix with the municipal water supply due to a cross connection. In addition, by capping wells, the future negative impact upon individual property and surrounding private and public properties is minimized ensuring the health, safety, and welfare of Village residents.***
14. Can DuPage County provide us with Lake Michigan water?
  - a. ***No, unless the County were to undertake the very expensive proposition of connecting all of its systems county wide.***
15. If Woodridge annexes us, would the Village be able and willing to help us recover the costs of water hookup from the parties responsible for contaminating the water table through their own legal resources or those of the IEPA and/or the Illinois Attorney General?
  - a. ***The Village will cooperate and provide information to any lawsuit related to this matter. The Village does not expect to become a party to this action. The Village has spoken to the Attorney representing the plaintiffs in class action lawsuit and have been informed that any hookup to the public water supply will not diminish the opportunity for recovery.***
16. I own two vacant lots in the subdivision. Will they each be charged the same fee for bringing in water lines and connection as the lots with homes, or will these expenses be delayed until homes are built on the lots?
  - a. ***Village costs are based upon recovery from existing homes. Lots that develop later would pay the appropriate fees and costs when they are developed.***

## **BENEFITS OF MUNICIPAL INCORPORATION**

- **Municipal Police Department rather than County Sheriff's Department**
  - Quicker municipal response time (average of 2-2.5 minutes for the Village vs. average of 4 minutes for County)
  - Greater ratio of officers to people served (595:1 for the Village vs. 2,103:1 for the County)
  - Smaller municipal beat sizes, (approx. 1 square mile for Village beats vs. approx. 6 square miles for each County beat)
  - Five municipal police cars assigned to patrol each Village beat vs. 1-4 officers per beat in the County
  - Each municipal beat has a minimum of 5 officers deployed to patrol Village at any time (many times, upwards of 10 or 11 cars)
  - Personal service from officers that are familiar with issues in your neighborhood
  - Local police department office in close proximity to your property that is open 24 hours per day
- **Supportive local officials**
  - The Mayor and Village Board all live in the community
  - Since they are locally based, they are very familiar with community issues
  - All are elected to serve you and they are responsive to your issues and concerns
- **Library Services**
  - Nearby facility that was recently expanded and upgraded with an inventory of over 188,000 books
  - Library also provides periodicals, magazines, videos, audio tapes, and computers with internet access
  - Unlimited access without any additional fees
- **Recreational Benefits**
  - Residents get preference for tee times at Seven Bridges and Village Greens golf courses
- **Village Services**
  - Convenient, local office to serve you (to obtain building permits, pay water bills, etc...)
  - Provision of quality Lake Michigan water rather than well water
  - Public Works staff are available 24 hours a day for emergency call out
  - Owner of a typical \$150,000 home would save approximately \$100 on their annual home insurance premium if connected to a municipal water supply and served by a full-time fire department/district.
  - Road maintenance program where every road in the Village would receive multiple maintenance efforts in a ten-year period including crack-sealing, pavement patching, or resurfacing. This program is supported entirely by the motor fuel tax fund, distributed by the State based on population
  - Annual amnesty day where residents can place an unlimited amount of garbage at the curb
  - Available parkway tree planting cost share program
  - Ability to pay water bills by direct debit, in person at the Village Hall or Public Works building, at the 24-hour drop box at Village Hall, or by credit card either in person or over the phone.
  - E-government – electronic news e-mail list serve, reverse 911, web page
  - Property taxes decreased 7% annually over the last three years for the typical homeowner.
  - Building and Zoning Department ensures high quality property maintenance throughout the Village
  - Availability of Village senior taxi program in addition to the township program
  - College scholarships for eligible students through the Catellus Foundation
  - Multi-family licensing program for all rental units containing 3 or more units per building

Village of Woodridge  
Suburban Estates  
Construction Cost Summary Sheet

Total Number of Homes	100
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**Construction Costs**

Subdivision Mains (Engineering and Installation)	\$ 842,000
Meter Installation - (\$500/home)	50,000
Legal, Title and Recording - (\$750/home)	<u>75,000</u>

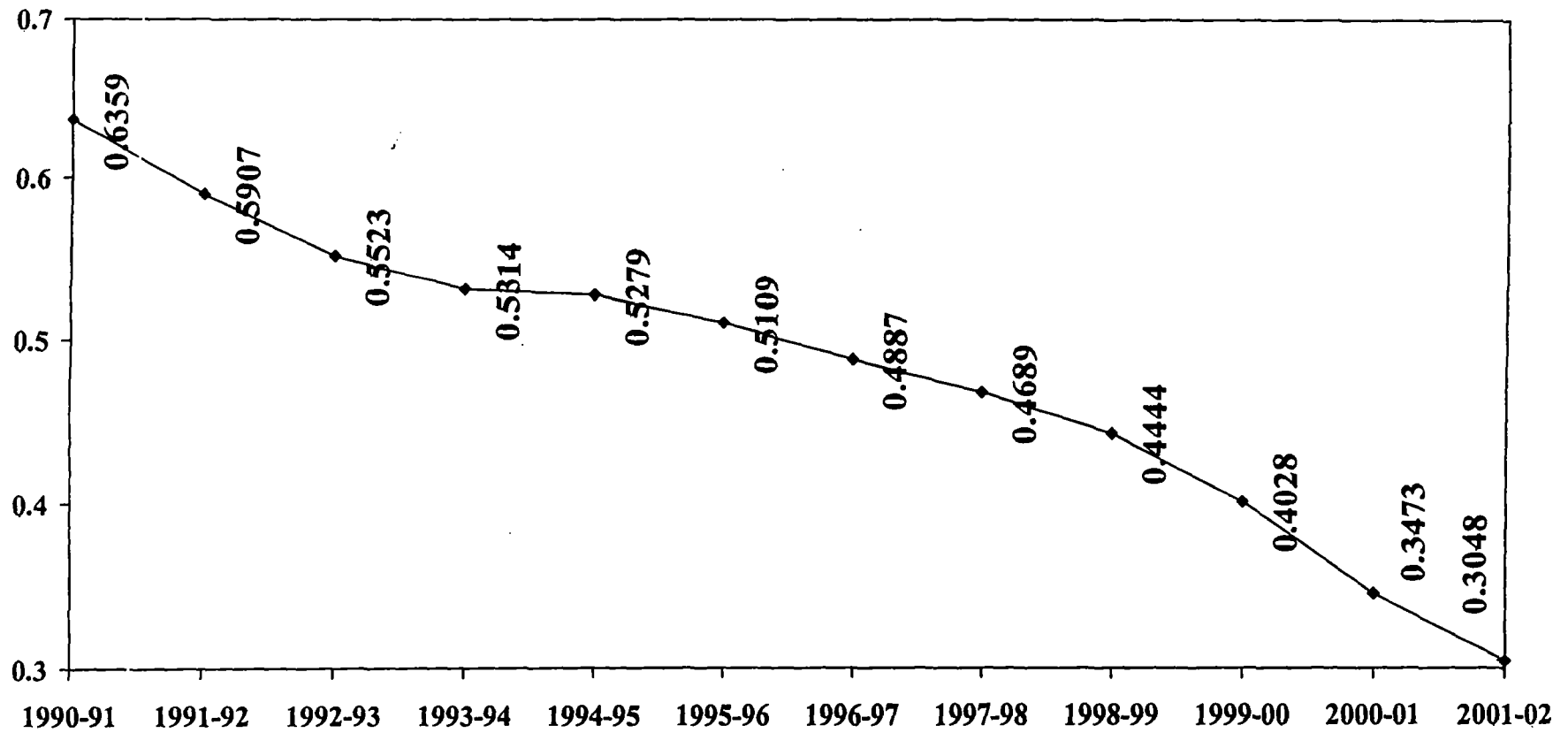
<b>Total Cost for Subdivision Installation</b>	<b><u>\$ 967,000</u></b>
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Allowance for installation from Buffalo Box to Home and Capping Well (\$3,250/home)	<u>325,000</u>
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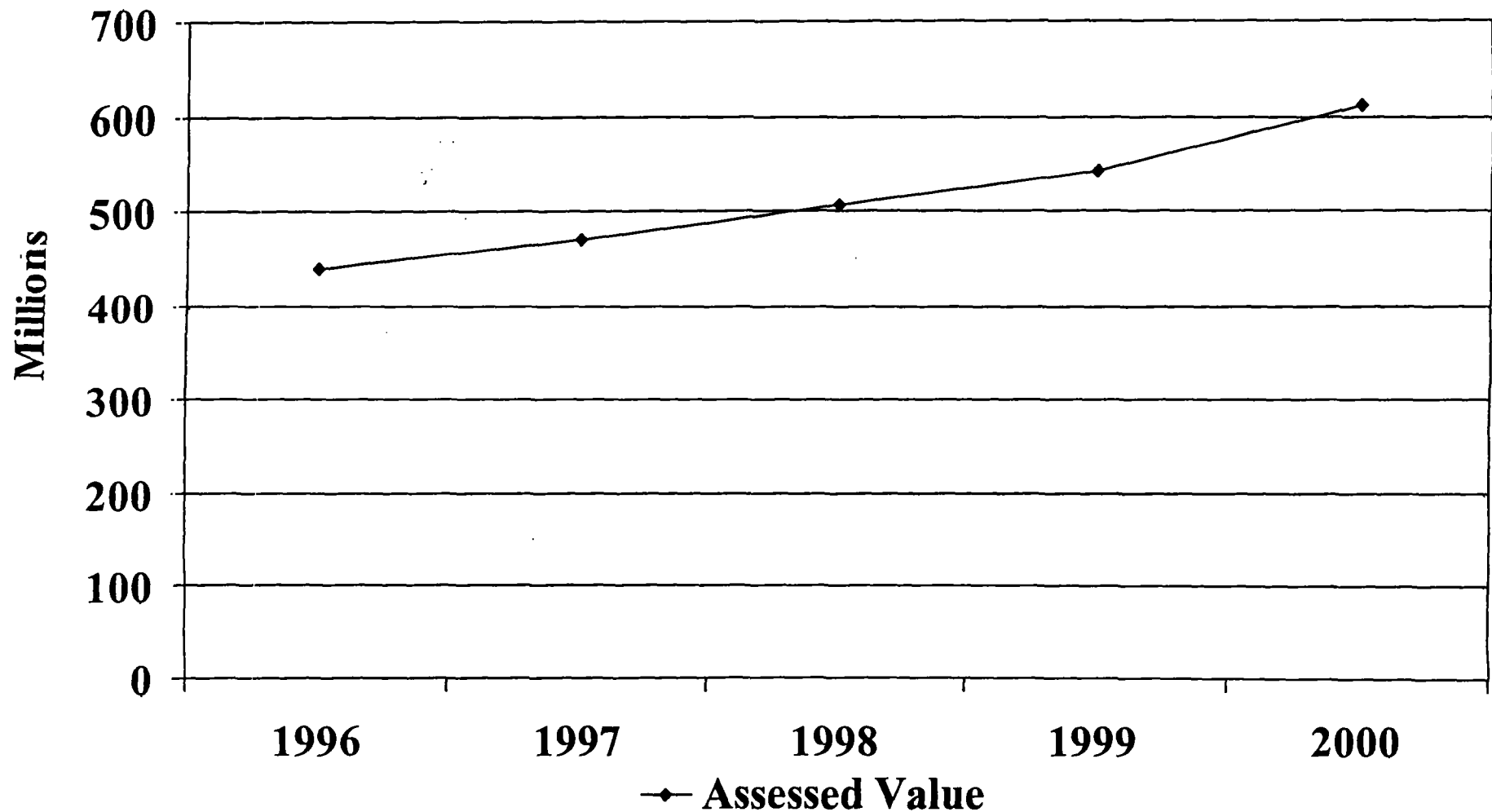
<b>Total Cost for Subdivision Installation and Allowance</b>	<b><u>\$ 1,292,000</u></b>
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Note: Assumes the Village waived the \$1,750 Connection Fee and \$250 Annexation Fee.

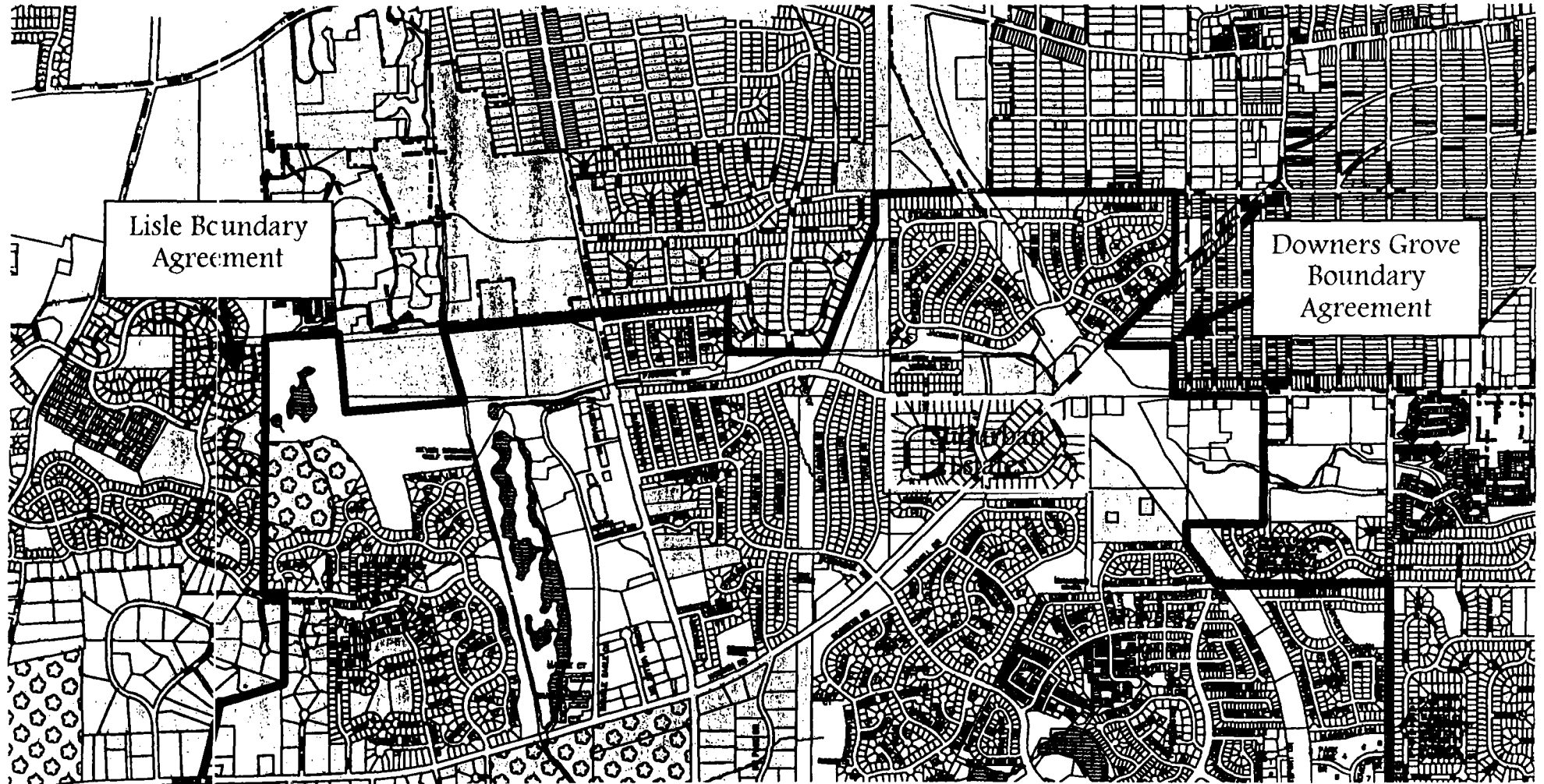
# Village of Woodridge Property Tax Rates



# Woodridge's Assessed Valuation Dramatically Increases



# Location of Existing Boundary Lines with Adjoining Municipalities



Suburban Estates is located on Woodridge's side of the Boundary Line Agreements with Downers Grove and Lisle

## SUBURBAN ESTATES INFORMATIONAL MEETING

### Woodridge Historical Home Value Data

<u>YEAR</u>	<u># OF SALES</u>	<u>AVE. SALE PRICE</u>	<u>AVE. DAYS ON MARKET</u>
1998	323	\$177,333	39
1999	288	\$195,216	25
2000	297	\$200,275	25
2001 (to date)	95	\$214,280	24



## **SUBURBAN ESTATES INFORMATIONAL MEETING**

### **Suburban Estates Historical Home Value Data**

<u>YEAR</u>	<u># OF SALES</u>	<u>AVE. SALE PRICE</u>	<u>AVE. DAYS ON MARKET</u>
1999	6	\$189,166	21
2000	4	\$204,850	12
2001 (to date)	1	\$237,000	72

### **Suburban Estates Current Home Listings**

- 2 homes currently listed
- One has been on market for 117 days
- The second had an offer fall through because of the TCE issue and was on the market more than 61 days.

**Village of Woodridge  
Suburban Estates  
Cost per Home**

	<b>Payment</b>	
	<b><u>Up Front</u></b>	<b><u>Monthly</u></b>
<b>Main Installation Only</b>	<b><u>\$ 9,670</u></b>	<b><u>\$ 66.52</u></b>
<b>Main Installation and Allowance for Connection/Capping Well</b>	<b><u>\$ 12,920</u></b>	<b><u>\$ 88.88</u></b>

allowance of \$3250

Assumes 5.5% interest

20 yr 5.5%

20 yr 5.5% interest

# Benefits of Lake Michigan Water

- Higher quality *Tested frequently; water that meets or exceeds national standards*
- More reliable source
- Water does not require softening
- Stable water pressure
- 24 hour/7day a week repair service
- Enhance Fire Safety
- Lower insurance costs for most residents  
*local insurance is about \$100 less per home*

# ***SUBURBAN ESTATES INFORMATIONAL MEETING***

***June 7, 2001 – Willow Creek School***

## **PROCESS TO OBTAIN WATER**

1. Let the Village know of your possible interest in obtaining water in writing  
*survey form, email, fax, write or on letter*
2. In response, the Village will provide you with four documents:
  - a. Annexation Petition
  - b. Annexation Agreement
  - c. Installment Note - *financing*
  - d. Jr. Mortgage - *security to financing via property*
3. If you are interested in obtaining water, sign (and notarize if required) the four documents and return the originals and appropriate attachments to the Village ~~along with the documents~~
4. The documents will be considered and acted upon at a regular meeting of the Mayor and Village Board